



THE GARDEN FLAT, 151 HALE ROAD,
HALE, CHESHIRE, WA15 8RU



Ground Floor
111.7 sq.m. (1202 sq.ft.) approx.



FLOOR PLANS

Not to Scale. For Illustration purposes only.

TOTAL FLOOR AREA: 111.7 sq.m. (1202 sq.ft.) approx.
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**THE GARDEN FLAT
151 HALE ROAD
HALE**



Set within walking distance of both Hale village and Altrincham, this apartment occupies the lower ground floor of a large semi detached property and offers excellent accommodation extending in excess of 1200 sq.ft.

The property is approached via its own entrance and has dedicated parking opening onto Hale Road. In addition to which are small private gardens which belong to the apartment itself.

LOWER GROUND FLOOR

- HALL
- KITCHEN/DINER 17'5" x 13'9" (5.30 x 4.20)
- LIVING ROOM 17'1" x 14'1" (5.20 x 4.30)
- MASTER BEDROOM 20'0" x 16'9" (6.10 x 5.10)
- EN-SUITE
- BEDROOM TWO 13'9" x 12'2" (4.20 x 3.70)
- SHOWER ROOM



The accommodation comprises an entrance hallway, a good sized dining kitchen with modern appliances and the focal point of the living accommodation is a bay fronted lounge.

Leading from an inner hallway is a master bedroom with en-suite, and a second double bedroom with shower room adjacent.

Hale's fashionable village is five minutes walk and Altrincham is close at hand with its Metro System into Manchester. The urban motorway network and International Airport are five to ten minutes drive.

SERVICES:
All mains services are connected, a telephone is at present installed and there is a more than adequate supply of power points.

TENURE:

ASSESSMENT:
Trafford Borough Council. Council Tax Band "**VACANT POSSESSION UPON COMPLETION**"

VIEWING:
By appointment through the Agent.



DIRECTIONS

Form the centre of Hale, proceed up Westgate to the junction with Hale Road, turn right and the property will be found on the corner of Acacia Avenue.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	79 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		